



Flat 3 Hatherley Lodge, 29a St Stephens Road, Tivoli, Cheltenham GL51 3AB

This spacious 4 bedroom duplex apartment forms the upper floors of this commanding period villa, located within easy walking distance of central Cheltenham and its varied amenities. It offers an abundance of flexible living and entertaining space, together with bright airy rooms, tall ceilings and its own separate entrance.





A fantastic apartment offering 2137 sq ft of accommodation, arranged over several levels and offering the opportunity to create an amazing town property or as a rental investment.

A private entrance leads to a reception hall with steps rising past a mezzanine bedroom to a wide light first floor landing. The pleasant sitting room is double aspect with a splay bay window, 11'4 tall ceilings with original cornicing. Adjoining the sitting room is a well-fitted modern kitchen/breakfast room with appliances and an island. In addition on this floor is a well-appointed bathroom fitted with a white suite and comprising twin wash basins, W.C., walk in shower and a corner bath, cloakrooms and the largest bedroom (c.20'0x14'9).

Stairs lead up past another mezzanine bedroom to the second floor landing off which is a charming bedroom with views to the rear and a ensuite shower room. In addition on this floor are two good sized storage cupboards.

Outside there is car parking to the front of the building, a garage to the rear with parking and a garden. Heating is via a gas fired boiler to radiators.

Lease Details

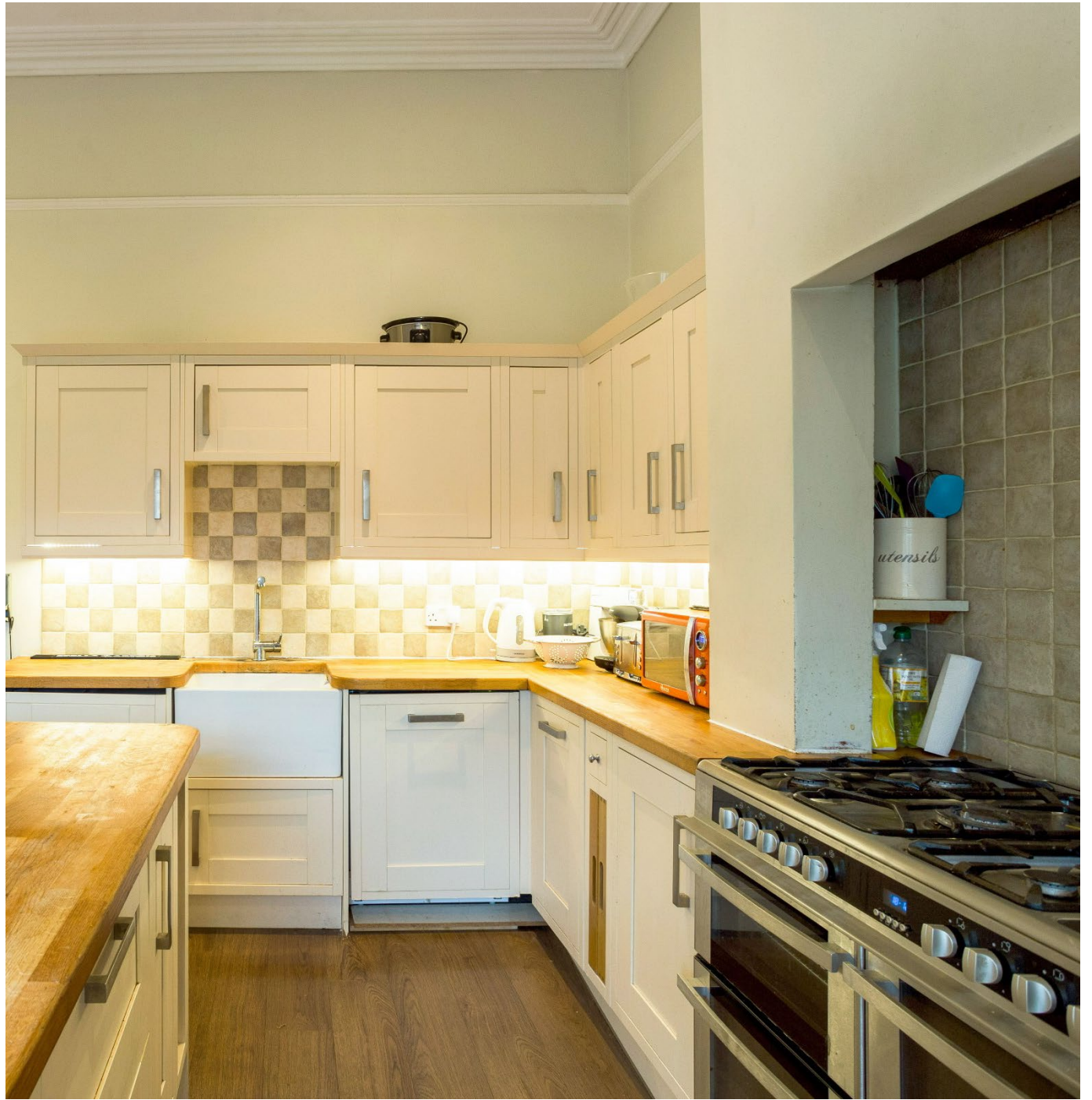
Tenure: Leasehold

Lease: 999 year lease commencing 1st January 1991.

Service charge: c.£2,400 reviewed annually.

Ground Rent: £1 per annum.

Managing Agent: Freeholder.









GENERAL

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band C

EPC: D (59/73)

Parking. There is a right to park one car at the front of the building and to the rear is a garage with parking space to front.

Title Number: GR142318



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 Approximate Gross Internal Area excluding Garage 2137 sq ft / 198.5 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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